

**MINUTES OF MEETING
INDIGO
COMMUNITY DEVELOPMENT DISTRICT**

The Indigo Community Development District audit committee met Wednesday, **July 22, 2026** at 1:00 p.m. in the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida.

Present for the Audit Committee were:

Mark McCommon	Chairman
Ken Workowski	Assistant Secretary
Ron Brown	Assistant Secretary
Ron Byrne	Assistant Secretary

Also Present were:

Jeremy LeBrun	District Manager
Hunter Hurley	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the audit committee meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the May 20, 2026
Audit Committee Meeting**

On MOTION by Mr. Brown seconded by Mr. Byrne with all in favor the minutes of the May 20, 2026 audit committee meeting were approved as presented.
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July 22, 2026

Indigo Community Development District

FOURTH ORDER OF BUSINESS

Review of Proposals and Tally of Audit Committee Members Rankings

- A. Grau & Associates**
- B. Berger, Toombs, Elam, Gaines & Frank**
- C. McIntosh CPA**

Mr. LeBrun stated we received three responses to our request for qualifications for audit services and their proposals were included in the agenda package. All the respondents can do the job and all have experience with CDDs. Grau and Berger Toombs probably do the most. The only difference that staff saw is price and the lowest price is Grau & Associates.

Mr. Byrne read into the record his scoring as follows: 20 across the board for Grau & Associates, Berger Toombs received 20 for everything except price which was 19, McIntosh 20 for everything except price which was 18.

Mr. Workowski joined the meeting during this item.

On MOTION by Mr. Brown seconded by Mr. Burne with all in favor Grau & Associates was ranked no. 1 with 100 points, Berger Toombs was ranked no. 2 with 99 points and McIntosh no. 3 with 98 points.

FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Byrne seconded by Mr. McCommon with all in favor the audit committee meeting adjourned at 1:06 p.m.

MINUTES OF MEETING
INDIGO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, July 22, 2026 at 1:06 p.m. in the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida.

Present and constituting a quorum were:

Mark McCommon	Chairman
Ken Workowski	Assistant Secretary
Ron Brown	Assistant Secretary
Ron Byrne	Assistant Secretary

Also Present were:

Jeremy LeBrun	District Manager
Hunter Hurley	District Counsel
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree
Daniel Zaremba	Dream Finders by telephone
Michael Blevins	Dream Finders by telephone

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 1:07 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Shackleford stated I see you are going to discuss pond maintenance. When is the pond maintenance contract actually renewed?

Mr. LeBrun stated Beemats is part of the meeting and we will discuss it.

Mr. Shackleford asked will we have a chance to comment on that after you discuss it?

Mr. LeBrun stated there is a second public comment period.

Ms. Lewis stated I would like to follow-up on the ownership of the pond documents we talked about at the last meeting for Jubilee HOA. At that time you thought you were close to getting us documents, but we haven't seen anything yet.

Mr. Hurley stated that is going to be discussed during the attorney's report. My firm has prepared a letter to the HOA board that the CDD board is going to review and we are going to send your board discussing what we think the situation is with the pond.

Ms. Lewis stated another thing you are going to discuss later is spraying of the ponds. The last time ours was sprayed was June 25th. I didn't know if there was an update for Solitude going forward.

Ms. Picolo stated my concern is the pond behind my house has been neglected since May. His crew was out last week and started to trim but they did a poor job. I sent you pictures and with the rain the weeds are super high. What is going to happen as we move forward? Is there going to be improvement?

Mr. Rountree stated I will address this with you later.

Ms. Walker stated mine is the same question and I wanted to establish who has responsibility. There is algae and trash in the pond.

A resident stated I wonder why our association is taking care of the entranceway to 95. Why are we still paying to have the mowed?

Mr. McCommon stated because a contract was signed between the CDD and city and it costs about \$40 per home per year. The contract does not have a sunset on it and was signed before the CDD board was turned over to the homeowners and at that time the board was all developer but they had the right and ability. That was one of the incentives for them to put in the overpass. We have cut way back on the maintenance of that, it used to be nearly double the price. The expectation is that when they redo that intersection, we will no longer have that obligation.

Mr. Hurley stated we will take a look at it and bring it back at the next meeting.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 20, 2026 Meeting

On MOTION by Mr. Workowski seconded by Mr. Byrne with all in favor the minutes of the May 20, 2026 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Workowski seconded by Mr. McCommon with all in favor the public hearing was opened.

Mr. LeBrun stated the budget is the same as the proposed budget just updated with actuals with no assessment increase. We allocated funding for all the anticipated costs for the next fiscal year.

Mr. Shackleford stated I haven't seen the budget, but have you factored in the pond islands being removed in your budget?

Mr. LeBrun stated the budget amount was carried forward because we don't anticipate their removal happening before they are going to need service. At the last board meeting, the board was assured that the contract with Beemats had a 30-day termination clause. If that project does proceed and those mats are able to be removed we have a 30-day termination clause. They will be serviced until they are removed. The permitting is still getting sorted out.

Mr. Shackleford asked if the mats are removed in October, how is that funding going to be returned to the Preserve?

Mr. LeBrun stated I don't think they will be out by October, based on what I'm seeing the earliest would be next year. That money wouldn't go anywhere it would stay within the Preserve budget and that might prevent an assessment increase next budget cycle that might have been necessary. The money doesn't go anywhere, it stays in that bucket.

Mr. Workowski stated there will still need to be maintenance after the mats are removed but we don't know what that number is.

Mr. Shackleford stated my point is if halfway through the year each homeowner should be getting a credit of \$300, how do we get the \$50 back that we already paid?

Mr. LeBrun stated you wouldn't get a check mailed to you. It would stay in the Preserve budget and carried forward.

Mr. McCommon stated it would potentially reduce your assessment or we would take that overage to the next year.

Mr. Rountree asked at this point in our year if I know I'm going to exceed my budget, do I just need to get with Kurt on that? Or is this something we need to address now?

Mr. LeBrun stated if you anticipate a line item going over we can shift between line items. We can do a budget amendment after the end of the fiscal year.

Mr. Workowski stated I was going to bring this up in comments, but the reality of the situation right now is there is a lot of common areas that we can't mow because of budgetary constraints, the price of diesel has gone up significantly. I don't know how much we accounted for the expectation that those would come down, but they haven't. Can we come back later and/or move something in the budget so we can get more maintenance of those common areas.

Mr. LeBrun stated we can move money around and we try to account for inflationary costs. We can move stuff around if the board wishes.

A. Fiscal Year 2027 Budget and Assessments

i. Consideration of Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

On MOTION by Mr. McCommon seconded by Mr. Brown with all in favor Resolution 2026-04 was approved.

ii. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun stated Resolution 2026-05 imposes the special assessments and certifies an assessment roll. This resolution is the mechanism that funds the budget.

On MOTION by Mr. Workowski seconded by Mr. McCommon with all in favor Resolution 2026-05 was approved.

B. Rules of Procedure

Mr. Hurley stated every couple of years our firm does a refresh of rules you previously adopted to bring them up to speed with changes in the legislature, changes in what we think best practices are. We provided a redline in your agenda package. It doesn't change any of your obligations or the day-to-day operations of the district.

i. Consideration of Resolution 2026-06 Adopting Revised Rules of Procedure

On MOTION by Mr. Byrne seconded by Mr. McCommon with all in favor Resolution 2026-06 was approved.

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Audit Report

Mr. LeBrun stated in the management letter it says, in our opinion the district complied in all material respects with the aforementioned requirements for the year ended September 30, 2025. It is a clean audit.

On MOTION by Mr. Byrne seconded by Mr. Brown with all in favor the fiscal year 2025 audit was accepted and staff was authorized to transmit the report to the State of Florida.

SIXTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

Mr. LeBrun stated this is the same as last year. Legislation in previous years required districts to adopt goals and objectives and we have fiscal year 2027 objectives. We kept the same goals as the current year.

On MOTION by Mr. Workowski seconded by Mr. McCommon with all in favor the fiscal year 2027 goals and objectives were adopted.

B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Form

Mr. LeBrun stated this is the fiscal year 2026 goals and objectives and this is authorization for the chairman to sign it once the fiscal year ends and then we will post that to the district website.

On MOTION by Mr. Brown seconded by Mr. Byrne with all in favor the chairman was authorized to sign the fiscal year 2026 goals and objectives at the end of the fiscal year and staff will post the executed goals to the district website.

SEVENTH ORDER OF BUSINESS

Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award to the No. 1 Ranked Firm

On MOTION by Mr. Workowski seconded by Mr. Byrne with all in favor Grau & Associates being ranked no. 1 by the audit committee was accepted and staff was directed to send a notice of intent to award to the no. 1 ranked firm.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Hurley stated I have two items, first is the engineer's report for the Dream Finders Homes issuance of bonds. We have gone back and forth with Dream Finders Homes who made some of those changes in the engineer's report that we discussed at a board meeting previously to make everyone a little more comfortable. I think there were two outstanding items that Dream Finders Homes wanted to just quickly go over with you. First, was the subdivision roadways within the actual development. Those will be in the report as being financed by the district through bonds, but I think their ultimate intention is to have those transferred over to the HOA for maintenance responsibility. We have written that in there and I don't think this reflects the final changes that will be made, but this reflects some other comments that were made. The second thing is the dry retention pond issue and I know there was some concern about the visual appeal of dry retention ponds versus wet retention ponds and I think Dream Finders wanted to clarify what they envision those looking like because I think they are fully engineered plans at this point and I think the intent is to go forward with the project as it is already planned.

Mr. Zaremba stated the subdivision roads what he said is correct, we just don't want anything getting in the way of the bond funds and the acquisition and turnover for the roads. The roads are going to be completely maintained by the HOA that we set up. We entered the conversation with you a while back telling you we weren't going to increase your O&M fees. Our HOA is going to take over all the operation and maintenance expense for our pod specifically that we are developing. That is all going to be managed by the HOA, our amenities are going to be managed by the HOA, our ponds are going to be maintained by the HOA. There is not going to be any additional costs to you. I heard there is a concern about the appearance of dry ponds, we have never had an issue with them. Here they would just be a depressed area that is essentially just grass, it is not anything that is an eyesore, it is not anything that creates an excessive maintenance obligation, it has a gentle slope, you mow it just like you mow anything else, regular equipment can get into it. They are designed to have all the stormwater that they collect infiltrate into the ground within 24-38 hours. The only reason that we included dry retention ponds is because it is a requirement with the district. The different treatment volume and different ways you have to treat the stormwater runoff, dry ponds being one of those, so we are showing the bare

minimum in our plans to meet the district's satisfaction and meet their code. I don't know if you have any specific concerns with dry ponds.

Mr. McCommon asked doesn't the city take over the roadways?

Mr. Hurley stated the Dunn Ave roadway I think is going to be taken over by the city.

Mr. McCommon stated the city owns all of our roads.

Mr. von der Osten stated they are going to be private roads and the roads are going to be owned by the HOA?

Mr. Hurley stated that is my understanding.

Mr. McCommon asked why would you do that? Why would you not turn them over to the city?

Mr. Zaramba stated it is just a matter of making sure that there is not going to be any expense to you and the existing homeowners in the larger CDD. It is a relatively new market for us so if we are able to turn these roads over to the city and if they are going to be actually maintained by the city that is fantastic. That would be our goal, if not they will be private roads maintained by our HOA. The only reason we would have them be private and maintained by our HOA is if the city is not willing to maintain them but if you are telling me that in the entire LPGA they maintain them, that is fantastic.

Mr. McCommon stated the roads and sidewalks but that is after they are built and inspected. They handle not only the roadways but all the sidewalks as well within the entire community.

Mr. Blevins and Mr. Zaremba left the telephone conference at this time.

Mr. Hurley stated the second thing under my report is going to be a discussion about the Jubilee ponds. In front of you is a letter that we propose to send to the HOA board for Jubilee and it includes various attachments to it that substantiate what we believe our stance is. Generally, our stance is that we have taken a look at the covenants and declarations for Jubilee, we have taken a look at what we have on file, what we can find in the public records and essentially what the covenants say is that the ponds will be the maintenance responsibility of the Indigo Community Development District if they are accepted by the CDD. We haven't been able to find anything to substantiate that the district was ever made aware that they needed to accept the ponds, there is nothing signed saying that the district is taking over the ponds, there is no maintenance agreements that deal with erosion or rebuilding or repairing the ponds. Essentially, for the board's consideration our position that we laid out in the letter is that ultimately the HOA needs to figure

out itself what its obligations are under the declarations, but we are not a party to that and we have not formally accepted the ponds. We are willing to look at documentation if the HOA were to provide it that was a formal acceptance by us of the ponds, which may be the transfer of a permit or something along those lines but as we know the original developer never transferred the permit to the CDD and essentially laid the problem on the HOA without giving it to the CDD. That is what we found, but if the HOA has additional records that we do not have we are happy to look at those.

Mr. McCommon stated there is a letter from 2012 where we said essentially the same thing.

Mr. Hurley stated the stormwater management district has found the same thing and has been sending Jubilee HOA violation letters for at least 14-years.

Mr. Federico stated being that we gave you guys a review of a document basically stating that the ICDD is responsible for the maintenance and waterways. If they were our waterways, why are they interconnected with other people's properties? I can fill them in and make them dry ponds?

Mr. Hurley stated that means you violate the stormwater management permit and they will sue the HOA. You are asking if the HOA can violate the stormwater permit and I'm not the HOA lawyer so I don't want to speak to that.

Mr. Federico stated the data we gave you, the ICDD data said that you maintain the ponds, the only thing we are supposed to maintain is 10-feet around the ponds.

Mr. Hurley stated what you are referring to is probably the minimum spraying applications that we can do under our interlocal agreement with the City of Daytona, which says we have ability, not the responsibility, but the ability to come in and do minimum maintenance on the ponds.

Mr. Federico stated the last time we were in here we gave the lady that was there information that basically documentation that stated how this whole thing was set up. How the bonds were put in place and what we have been paying in our taxes for the last 30-years. We pay extra in our taxes for the bonds that were put there to support these lakes.

Mr. Hurley stated I don't specifically remember what documentation you are referring to because there is nothing in our files that say the CDD accepted those ponds for maintenance. I think you may be referring to when the bonds were issued the bonds funded the build-out of those ponds. The O&M would be different than the bonds. The bond issue was to build the ponds; it

doesn't necessarily mean maintenance. Just as you saw the CDD builds road, it doesn't necessarily mean we are the responsible maintenance entity.

Mr. von der Osten stated the I don't believe the bonds were used to construct any ponds inside the Jubilee plat. The bond money was used for ponds along Champions Boulevard, which are either owned by the district or the city.

Mr. Feerico asked then why are we paying taxes on those bonds?

Mr. Hurley stated the bonds funded other infrastructure such as the roads.

Mr. McCommon stated the roads, your water, everything was covered by those bonds.

Mr. von der Osten stated there is not a separate individual Jubilee bond. There were multiple series of bonds and they all apply to certain tracts of land. It could be an individual neighborhood or the overall district but there is not an individual bond applying to Jubilee.

A resident asked how many ponds are we talking about? There are several that I can see where it is in our community, but there are several ponds that are not totally on our property.

Mr. Hurley stated I have a map that is going to come with this letter that reflects what the county property appraiser has on their site. The ponds we are really talking about are 120, 21, part of 22, 23 and 24. That is all we are talking about.

A resident stated we don't own all this land.

Mr. Hurley stated the CDD would be responsible for this part of the pond.

A resident asked how deep into the pond? Are we going to try to do the right thing?

Mr. LeBrun stated to summarize it sounds like this is what our firm's research has concluded. If there is something that shows differently, I think that is what we are requesting if you have that. This report is for the board, they have to be informed of what they find and essentially that is what legal has concluded. I know you have addressed this several times and this will get sent to them, it has all the St. Johns River Water Management District fining letters included so they will have all of that information that was reviewed.

Mr. Hurley stated the request is that we will send it to the HOA board and if the HOA board has documentation that they believe shows that the ponds are ours, something signed, something from back in the day that shows the ponds are ours and that we accepted the ponds that we get sent that documentation. Until then we have concluded that the CDD is not the rightful owner or the operations and maintenance entity of the ponds. They may continue doing the limited

spraying for algae under the interlocal agreement with the City of Daytona when the development was first created.

On MOTION by Mr. Workowski seconded by Mr. Byrne with all in favor district counsel was authorized to send a letter to the Jubilee HOA requesting the information as outlined by the attorney.

Mr. McCommon asked where are we as far as getting identification and maps for who owns what?

Mr. von der Osten asked which areas?

Mr. McCommon stated probably all of LPGA. I think that is what everybody would like to see.

Mr. von der Osten stated that map is almost impossible to decipher because there are so many small, tiny parcels. I have the large parcels mapped out. The overall map we show neighborhoods and parcels. If you want to get down to the small I can send you plats. We put together the overall map but basically overlayed the subdivisions. That is as detailed as you can get.

Mr. McCommon stated I'm okay with that.

Mr. LeBrun stated I don't believe there are any other disputes.

B. District Engineer

There being none, the next item followed.

C. District Manager

i. Approval of Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Byrne seconded by Mr. Workowski with all in favor the fiscal year 2027 meeting schedule was approved.

ii. Reminder of Form 1 Filing Requirement Deadline

Mr. LeBrun stated just a reminder your form 1 was due July 1 and I think everyone is good.

C. Field Operational Manager

Mr. von der Osten stated I will jump back real quick on the lakes, Solitude. I was advised they were treating twice in June and July I was away for two weeks.

A resident stated the last time they sprayed our pond was June 25th. It is getting bad again and they have not been doing it every two weeks. It has been five or six weeks.

Mr. von der Osten stated I will share the June and July schedule they gave to me for confirmation and see if the stories are straight.

A resident stated this time they did drive through yards so they could spray closer. That may have helped some but that was only the pond in back of me. I don't know about the other ponds. The lady who was here the back of 232, I don't think they have been down there at all for years and that is why it looks the way it does. The long thin one. The prior owner complained about it too.

Mr. von der Osten stated when you get to that end unfortunately, the water is about 12-inches deep and almost impossible to treat the algae.

Ms. Rountree stated there are products that they can treat every two weeks and there are products that can only be used every 30-days. It depends on what was applied. I know Solitude had two guys out the end of last week, what they did I don't know.

Mr. von der Osten stated the next item is updating the board and I have been asked to relay this to the board from HOA members and it ties into several things. It has to do with new developments and common areas for the district. Basically, street signs and street posts on CDD and the main roads. The original CDD bonds were the decorative posts with the acorn tops and you see them throughout the district where the district funded the roads or we maintain the roads, the main thoroughfare. Many of the new communities coming in you will see are installing basically city approved metal U-channel posts, very unsightly and doesn't match the theme that has been created. I have several HOAs that have come to me and said we have the wrong posts installed, you need to change them out. Unfortunately once you get into the neighborhood the neighborhood is able to put up lights but when we had our bond funded improvement roadway, the sign posts should match what we have in the other areas where the CDD has made improvements, in the Preserve, Royal County Drive, that was CDD bonds yet it is not acorn top decorative ones. Maybe Dunn Avenue Extension keeping that to keep a consistent look in the community. The city just created a four-way stop in front of the clubhouse so you have

International Golf Drive, Champions Drive intersection, is now four ways, the city put in the city standard stop signs. We are being requested to upgrade those posts to what is on the rest of Champions Drive by residents and HOAs. I said I would bring it to the board. I can obtain proposals and bring them to the board to give you an idea of the cost, because the CDD has always had to pay the upgraded cost, the city will not do it. If it is a CDD area we can look at it if it is inside your neighborhood that is up to the developer of your neighborhood.

Mr. LeBrun stated it looks like the short answer is yes.

i. Ratification of First Amendment to Floating Wetland Maintenance Agreement with Beemats LLC

On MOTION by Mr. Brown seconded by Mr. Byrne with all in favor the first amendment to the floating wetland maintenance agreement with Beemats, LLC was ratified.

NINTH ORDER OF BUSINESS

Financial Statements

A copy of the financials was included in the agenda package.

TENTH ORDER OF BUSINESS

Approval of Check Register

A. May – July

On MOTION by Mr. Workowski seconded by Mr. McCommon with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Mr. Shackelford stated I want to clarify about the mats in the ponds and what we are looking for and when they finally get removed and the CDD receives their money from this company once that money hits the bank account I understand that is pretty much for the whole LPGA community. We in the Preserves are willing to pay our fair share but when that \$100,000 a year goes away for our particular ponds because we are the only ones that have them, that money

should be refunded to the homeowners in the LPGA Preserves community and then if there is an additional cost because the lawn mowing went up or whatever plantings or whatever went up then we should be charged for that. I would like to see an accounting for that when that happens.

Mr. LeBrun stated it is in the financials. Just to make sure expectation, the lease agreement would dictate where the operation and maintenance money would go. You wouldn't get a refund because you paid to have it serviced. You can't take that back.

Mr. Shackelford asked will we reduced by \$100,000?

Mr. LeBrun stated if the mats aren't there the mat budget line of \$100,000 would be gone but you might see a line that says pond spraying whatever that might be, mowing. I want to make sure your expectations are clear, you will not get a refund.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 23, 2026 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida

Mr. LeBrun stated the next scheduled meeting is September 23, 2026 at 1:00 p.m. in the same location.

On MOTION by Mr. Workowski seconded by Mr. Brown with all in favor the meeting adjourned at 2:16 p.m.

Signed by:

Jeremy LeBrun

Secretary/Assistant Secretary

DocuSigned by:

Mark McCommon

Chairman/Vice Chairman